



**CUMBERLAND COUNTY PLANNING COMMISSION**  
**Workshop Meeting**  
**Cumberland County Community Center, Rm. C-8**

**Meeting Agenda for:**  
**Monday, April 1, 2013, 6:30 P.M.**

Action Needed

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| <b>1. Call to Order and Welcome of Guests:</b> Dr. Bill Burger, Planning Commission Chairman.....                                                                                                                                                                    | Bring to Order |
| <b>2. Roll Call and Establish Quorum</b> .....                                                                                                                                                                                                                       | Quorum         |
| <b>3. Approval of Agenda</b> .....                                                                                                                                                                                                                                   | Motion         |
| <b>4. <u>Review:</u> Comprehensive Plan Update, Phase IV</b><br>Discussion and recommendations for Phase IV of the Comp Plan Update which includes goals, objects, and policies in seven different categories.<br>a. Staff overview<br>b. Commission discussion..... | Motion         |
| <b>5. Old Business</b> .....<br>a. Comp Plan update scheduling                                                                                                                                                                                                       | Discussion     |
| <b>6. New Business</b> .....                                                                                                                                                                                                                                         | Discussion     |
| <b>7. General Commissioner Comments</b> .....                                                                                                                                                                                                                        | Comment        |
| <b>8. Adjourn</b> to regular meeting on April 15, 2013 or as soon after as may be heard.....                                                                                                                                                                         | Motion         |



## MEMO

To: Planning Commission  
From: Rachel Falkenstein, Planning Director  
Date: March 28, 2013  
Re: **Comp Plan Update Phase IV: Goals, Objectives, Policies**

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Please find attached a list of goals, objectives, and policies for the Comprehensive Plan Update. The attachment includes policies as they were updated during our last workshop meeting (pages 3-8) and the policies that we have not yet updated (pages 8-18).

Please review the updated policies and let me know if you have any changes or additions. Also, come prepared with some suggestions and ideas on how we can update the policies from 2006 that we did not get to last time.

Be thinking about how we can change vague policies to be measurable and specific. Also consider how we might strike a balanced approach of having a realistic and achievable set of goals and priorities that also reflects a best-case-scenario for the future of the county.

### Attachment

Goals, Objectives, Policies document

**Comp Plan Update  
Goals, Objectives, Policies  
(as updated 3-11-13)**

***Natural Resources: It is the goal of this comprehensive plan to preserve and effectively manage the natural resources of Cumberland County for the benefit of current and future citizens of Cumberland County.***

**Objective 1:** Maintain the rural character of the County through the preservation of Cumberland County's scenic, agricultural and natural resources for the optimal benefit of current and future citizens.

**Policies:**

a. Develop a green infrastructure plan to inventory areas of scenic, agricultural and natural significance and identify strategies for protecting these resources.
b. Amend county ordinances, regulations and policies to assure they are aligned with the green infrastructure plan and this objective.
c. Identify areas for large lot zoning based on inventory of county land and green infrastructure plan, including areas adjacent to the state forest.
d. Establish agricultural and forest districts in appropriate locations based on inventory of county land and green infrastructure plan.
e. Preserve open space of scenic, agricultural, and natural significance through the use of federal, state and local programs.
f. Provide incentives to encourage development within designated growth areas.
g. Review the placement of high-rise communication towers for co-location of use.

**Objective 2:** Preserve, protect and develop Cumberland County's ground and surface water resources for the use and enjoyment of current and future citizens.

**Policies:**

a. Enforce soil sediment and erosion control and stormwater management regulations to protect surface waters.
b. Work with Department of Environmental Quality and Cooperative Extension to implement state standards for the use of fertilizers to protect ground and surface waters.
c. Work with federal, state, and local agencies to implement nutrient management measures to protect ground and surface waters.
d. Amend county ordinances, regulations and policies to permit and encourage low impact development practices.
e. Protect rivers and streams through compliance with state forestry requirements and provide incentives for the implementation of agricultural and forestry best management practices.
f. Provide incentives to encourage regular pumping of septic systems.

**Objective 3:** Preserve Cumberland County's high air quality for the use and enjoyment of current and future citizens.

**Policies:**

a. Require existing and future industries to minimize or eliminate any air, water, dust, odor or noise pollution that may be detrimental to other nearby land uses and planting of native vegetation and trees.
b. Amend county ordinances, regulations and policies to accommodate alternative forms of energy such as small scale residential wind turbines, solar panels and other technologies.
c. Develop countywide policy to reduce energy usage in county facilities and promote the conservation of energy.
d. Implement mixed use zoning and clustering of amenities in county growth areas to reduce the need to drive.

***Agriculture: It is the goal of this comprehensive plan to protect and develop the agricultural interests within Cumberland County.***

**Objective 1:** Preserve prime farmland within Cumberland County.

a. Explore the feasibility and interest in establishing agricultural and forest districts, conservation easements and other tools within Cumberland County to conserve and protect prime farm and forestlands.
b. Amend zoning map to establish large lot zoning and conservation areas in appropriate locations.
c. Strengthen the zoning ordinance to more effectively regulate and limit development in agricultural areas that are incompatible with agricultural interests.

**Objective 2:** Encourage the preservation and expansion of the agricultural economy.

**Policies:**

a. Amend zoning ordinance to allow working farms to diversify their income through compatible uses such as farm based sales, agritourism, farm events and other similar uses.
b. Explore the development of new agricultural product opportunities and industries supporting local farming including those relating to processing of agricultural produce, packaging, marketing and transportation.
c. Protect prime agricultural lands through compliance with state and federal requirements and provide incentives for the implementation of agricultural best management practices.
d. Strengthen agricultural education in the public schools and expand participation in school's community garden program.
e. Promote local agricultural products through the expansion of the county

farmers' market and increased opportunities for the sale of local products within the county.
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***Land Use:*** *It is the goal of this comprehensive plan to promote the wise and efficient utilization of lands within Cumberland to result in the sustainability of land resources and harmonious development of lands to serve the divergent interests and needs of the citizens of Cumberland County.*

**Objective 1:** Through effective zoning, regulate future development to protect existing land use patterns within Cumberland County.

**Policies:**

a. Provide adequate transition zones between developments of higher intensity and developments of lower intensity so that developments of lower intensity are not unduly harmed.
b. Provide appropriate buffer areas between dissimilar and incompatible land uses to minimize unwanted adverse impacts on either use.
c. Provide adequate zoning setbacks.
d. Enact zoning/land use regulations to restrict development in environmentally sensitive areas, including sensitive areas along the James River and Appomattox River.
e. Provide incentives for participation in historic design guidelines in courthouse area and implement guidelines through conditional zoning.

**Objective 2:** Through effective zoning, define appropriate areas; in size, shape and location, to accommodate anticipated future development needs within Cumberland County.

**Policies:**

a. Set aside appropriate lands in the County's zoning map for commercial and industrial development, with the balance being reserved for residential and agricultural (including forestry).
b. Locate commercially and industrially zoned lands based on appropriate planning criteria including availability of utilities, vehicular accessibility, traffic volume counts, adjacent land uses, likely impacts on adjacent land uses and other environmental factors.
c. Amend zoning ordinance and zoning map to allow for high density, mixed use development in county's growth areas based on appropriate planning criteria including availability of utilities.

***Residential:*** *It is the goal of this plan to provide safe, decent and quality housing opportunities for all current and future citizens of Cumberland County.*

**Policies:**

a. Eliminate substandard housing through code enforcement.
b. Identify and utilize all state and federal funding sources to help low and moderate income citizens to gain access to decent and standard housing opportunities.
c. Establish public and private partnerships to develop programs to help preserve existing housing stock.
d. Identify and appropriately zone areas suitable for future residential development.

**Objective 2:** To promote the development of future housing to include a variety of housing types to provide quality, affordable housing opportunities for citizens of all economic means.

**Policies:**

a. Develop an appropriate mix of affordable owner and rental housing opportunities to accommodate economic growth and to accommodate various personal preferences including single-family detached, duplex, and multifamily housing units.
b. Amend zoning ordinance and map to allow for high density, mixed use zoning in appropriate areas to encourage residential growth and allow for compact, centralized housing which efficiently utilizes existing infrastructure
c. Explore the development of new zoning districts for preexisting nonconforming communities to accommodate future growth in a manner that maintains the health, safety and general welfare of the county.

***Economic Development: It is the goal of this plan to encourage the creation of appropriate economic opportunity for current and future citizens of Cumberland County.***

**Objective 1:** To encourage the development of service and retail businesses to meet the needs of the current and future population of Cumberland County.

**Policies:**

a. Amend zoning map to allow for the development of retail and services businesses in appropriate locations that will harmoniously integrate with the community.
b. Amend zoning map to allow for the development of highway-oriented services in appropriate locations, along major transportation routes in clusters or designated areas so that the impacts on the community as a whole, the transportation systems and the surrounding land uses can be effectively regulated.
c. Develop necessary infrastructure to support the development and sustainability of service and retail businesses.
d. Develop performance standards for businesses comparable to that codified for industry.

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| e. Develop an incentive program to attract appropriate service and retail businesses to the county. |
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**Objective 2:** To encourage the economic development potential of Cumberland County's cultural resources.

**Policies:**

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. Amend zoning ordinance and zoning map to allow for the development of hospitality services in Cumberland County including restaurants, motels, recreation oriented businesses and bed and breakfast accommodations in appropriate locations.                                                                                              |
| b. Amend zoning map in areas adjacent to Bear Creek Lake State Park, High Bridge Trail State Park, Cumberland State Forest, Cobb's Creek Reservoir and Cumberland Courthouse to accommodate appropriate tourism and hospitality services and businesses while still maintaining the rural, natural and/or historic character of these areas. |
| c. Improve marketing efforts to bring tourists and tourism related businesses to the county through county branding, social media and web design and the distribution of promotional materials.                                                                                                                                              |
| d. Encourage the preservation and development of historic resources within Cumberland County, including historic sites, churches, cemeteries, homes, and community facilities.                                                                                                                                                               |
| e. Allow for the development and expansion of nature-based recreation facilities to accommodate hunting, fishing, birding, hiking, biking, and equestrian activities in appropriate county locations.                                                                                                                                        |
| f. Capitalize on the economic development potential of water-based recreation on the Appomattox River, the James River, Bear Creek Lake and Cobb's Creek Reservoir.                                                                                                                                                                          |
| g. Open a visitors center or tourism office in the Historic Cumberland Courthouse village to develop its full potential as a tourism stop and destination.                                                                                                                                                                                   |
| h. Collaborate with appropriate state and local agencies to promote nature-based recreation and tourism within Cumberland County.                                                                                                                                                                                                            |

**Objective 3:** To encourage the development of essential employment opportunities within Cumberland County for the resident workforce.

**Policies:**

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| a. Identify potential sites for future industrial and business development within Cumberland County and zone appropriate sites to accommodate the development of those uses.                                                                              |
| b. Provide appropriate infrastructure (water, sewer, telecommunications, and electrical power) to support basic industry in the Cumberland Courthouse area and other areas zoned for business and industry where infrastructure can be feasibly extended. |
| c. Provide training opportunities for the development of the local labor force through the public schools and through other local and regional workforce development programs.                                                                            |

d. Promote the county's available business and industrial sites such as Riverside Industrial Park, Cumberland Business Park, Cartersville and the Farmville Regional Airport through marketing to prospective industries and businesses.
e. Provide incentives for industries and businesses to provide future employment opportunities within Cumberland County that will offer competitive wages and fringe benefits.
f. Work with state and local agencies to promote the development of appropriate multi-modal transportation systems to serve the needs of industry.
g. Objectively consider, evaluate, and recommend appropriate development standards to ensure harmonious integration of industrial development into the community as a whole.

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### Comp Plan Update 2006 Goals, Objectives, Policies

<b>Objective 4: Encourage the overall strengthening and diversification of the economic base of Cumberland County to provide a sound tax base and to support the provision of needed public services <i>(I think this should be objective #1)</i></b>		
<u>Policy</u>	<u>Status</u>	<u>Staff comments</u>
Establish an existing business and industry appreciation and support program to help address the needs of existing businesses and industries within the County and to encourage them to expand.	Not started	
Establish a business/industry retention program to provide technical assistance to threatened businesses or industries.	Not started	
Consider the pursuit of an enterprise zone to encourage business investments in Cumberland County.	Not started yet	keep
Pursue the expansion of the Riverside Industrial Park by the addition of land for new sites.	Not started	keep
Undertake site improvements for the Riverside Industrial Park.	Not started	add Poorhouse
Identify and consider acquiring additional industrial sites for future development.	Ongoing – Poorhouse Rd	Still a priority or do we have enough for now?



Encourage the adaptive reuse for business purposes existing vacant buildings within the County.	Not started	
Establish a citizens economic revitalization committee comprised of existing business people in the county.	Complete - IDA	
<i>New policies?</i>		<p>Develop an asset-based economic development strategy for the county which identifies target businesses and long term economic development goals.</p> <p>Support county's economic development strategy with appropriate ordinances, regulations and policies.</p> <p>Support county's economic development strategy with incentive program to attract desired business.</p> <p>Support county's economic development strategy with marketing efforts and county branding to target desired businesses.</p>
<b>Objective 5: Utilize all available resources to maximize the effectiveness of economic development efforts in Cumberland County.</b>		
Coordinate local economic development efforts with regional and state economic development efforts.	Somewhat ongoing	
Coordinate local economic development capacity and resources with those available through other organizations including neighboring jurisdictions, the regional organizations, state agencies, federal agencies and the planning district commission.	Somewhat ongoing	These three policies seem redundant – merge to one
Coordinate local economic		IDA lead economic

development within Cumberland County.		development efforts within Cumberland with support from BOS, PC, other agencies, staff, etc.
<i>New policies?</i>		Develop a long term, asset-based economic development strategy for the county.
<b>Objective 6: Explore the feasibility of establishing a regional airport authority charged with the responsibility of more fully developing the airports economic development potential.</b>		
		Same as transportation objective 3. Still priority?

***Transportation: It is the goal of this plan to provide a county wide multi-modal transportation system that will effectively serve the current and future needs of Cumberland County.***

<b>Objective 1: To encourage the development of an effective and efficient system of highways, streets and roads throughout Cumberland County to serve the multitude of needs of citizens, workers and travelers.</b>		
<u>Policy</u>	<u>Status</u>	<u>Staff comments</u>
Encourage the appropriate upgrade and development of the key arterial highways passing through Cumberland County including U.S. Route 60 and Virginia Routes 45 and 13.	All policies are either not started or are no longer active projects	Identify which of these items are top priorities
Pursue the extension of four-lane divided highway facilities from Powhatan County to Cumberland Courthouse.		
Pursue a corridor study for Virginia Route 45 from Farmville to Cumberland Courthouse to identify specific needs for upgrade improvements.		
Explore the feasibility of developing a second bridge across the Appomattox River from Cumberland to the Town of Farmville.		
Develop overlay district to create a scenic highway (i.e. Rt. 13 and possible other secondary roads.) Develop standards that would		

enhance the natural beauty along these county roads and limit growth.		
Maintain visual experience along highways.		
Identify and maintain existing and predicted community routes.		
Explore feasibility of implementing recommendations of the U.S. Route 60 Corridor Study.		
Encourage, where traffic demands warrant, the appropriate upgrade of existing unimproved, graded and drained, gravel and soil surfaced roads within Cumberland County.		
Seek grant funding for the implementation of special transportation enhancement projects.		
Identify roads appropriate for the Rural Rustic Roads program or programs with similar objectives.		
Define policy of subdivision and zoning on various categories of roads including dead-end roads (including possible transportation overlay zones). Discourage changes, which would impede smooth, efficient & rapid transportation on these routes.		
Establish development standards for transportation overlay zones to implement.		
<i>New policies?</i>		
<b>Objective 2: Encourage the development of an appropriate and efficient system of bicycle, pedestrian and equestrian facilities throughout Cumberland County.</b>		
Adopt by reference as a part of this Comprehensive Plan the Piedmont Regional Bicycle Plan (adopted January 2001), specifically those portions that relate to bicycle routes and facilities within Cumberland County.	Complete	
Pursue the implementation of bicycle facilities along the routes	Not started	

defined in the Piedmont Regional Bicycle Plan.		
Explore the feasibility of developing rails to trails facilities along the Norfolk and Southern Rail Road line from High Bridge to the Town of Farmville.	Complete	delete
Explore the feasibility of acquiring High Bridge as a potential link in a future rails to trails development.	Complete	delete
Explore the feasibility of linking Cumberland Courthouse with Bear Creek Lake State Park by bicycle, pedestrian and/or equestrian trails.		
Improve pedestrian accommodations within the Cumberland Courthouse community.		Consider requiring in appropriate areas through zoning
Seek grant funds for special enhancement projects involving bicycle, pedestrian and equestrian facilities.	Current vdot grant on hold	
<i>New policies?</i>		
<b>Objective 3: Encourage the development of the maximum potential of the Farmville Regional Airport in Cumberland County and to work towards the establishment of a regional airport authority.</b>		
Partner with Farmville, Prince Edward County and Buckingham County to explore the feasibility of establishing a regional airport board charged with the responsibility of more fully developing the airports economic development potential.	All airport items let by Farmville. Cumberland not currently participating	
Pursue the extension of runways 4,400 to 5,000 feet in length to accommodate larger aircraft.		
Pursue the construction of parallel taxiways to runways.		
Pursue improvements to apron to accommodate heavier aircraft.		
Pursue the addition of more hanger space to accommodate more aircraft.		
Pursue the development of emergency generators to serve the airport in times of power outage.		

Seek grant funding from the Virginia Department of Aviation and the Federal Aviation Administration for needed airport improvements.		
Encourage the development of public infrastructure (water, sewer, telecommunications, electrical power) serving the Airport and surrounding lands.		
Encourage the improvement of road facilities from major points of origin to the Airport (Farmville, Cumberland Courthouse area, Virginia Route 45, and points beyond).		
Explore the feasibility of developing a new bridge across the Appomattox to improve vehicular access from Farmville to the Airport.		
<i>New policies?</i>		

***Community Facilities: It is the goal of this plan to provide adequate community facilities in support of the needs of the current and future citizens of Cumberland County.***

<b>Objective 1: Develop and maintain high standards of excellence and efficiency for all public school facilities within Cumberland County.</b>		
<u>Policy</u>	<u>Status</u>	<u>Staff comments</u>
Develop a policy that promotes the delivery of quality education including the attraction and retention of quality educators.	Ongoing	
Adopt and maintain a capital improvements program for all public school facilities within Cumberland County to ensure that all school facilities are well maintained and meet all applicable standards; that facilities are efficient and functionally appropriate to meet current and foreseen instructional requirements at all grade levels; and that school facilities can accommodate	Complete	Amend: "Address current capital improvement needs at the County School Complex, including roof repair for the elementary school and the transportation facilities, new flooring and HVAC system at the elementary school, and new grandstands at the football field."

appropriate technology advances in computers, telecommunications and the sciences.		
Develop middle and high school facilities for Cumberland County.	Complete	Delete
Develop the Luther P. Jackson Vocational /Technology Addition at the County Schools Complex.	Complete	Delete
Develop the Cumberland Elementary School Addition at the County School Complex.	Not started	Delete – enrollment is dropping, no longer a priority
Improve Administrative Facilities at the County School Complex.	Not started	Delete - no longer a need
Explore cooperative relationships with neighboring school divisions to share facilities and to improve overall cost effectiveness of school investments.		
<i>New policy?</i>		Improve athletic facilities at the County School Complex. Develop long-term master plan.
<b>Objective 2: Develop and maintain appropriate local government administrative facilities to efficiently serve the needs of the citizens of Cumberland County.</b>		
Establish Human Resources to develop a policy to attract and maintain qualified staff in the County Government.	Not started	
Preserve the historic Cumberland Courthouse Square along with all of the historic buildings.	Ongoing	
Explore the feasibility of developing a Cumberland Courthouse Square Historic District and the establishment of design guidelines so that the surrounding environment is developed in a style sympathetic and supportive of the historic character of the public buildings.	Complete	incentivize participation in historic guidelines through conditional zoning or require through overlay zoning
Adopt and maintain a capital improvements program for all local government facilities to ensure that local government facilities are well maintained, efficient and	complete	Amend: "Address current capital improvement needs for local government facilities..."

functionally appropriate to meet all the local government program requirements in Cumberland County.		
Develop a long-term master plan for local government facilities to accommodate foreseen program requirements for a twenty-year period.	Not started	Still a priority?
<i>New policies?</i>		Improve public outreach and communication through use of web and social media.
<b>Objective 3: Develop and maintain appropriate emergency services facilities to efficiently and effectively serve the needs of the citizens and industries of Cumberland County including those services relating to police protection, fire protection and emergency medical services.</b>		
<u>Policy</u>	<u>Status</u>	<u>Recommendation</u>
Adopt and maintain a capital improvements program for all emergency services facilities to ensure that those facilities are well maintained, efficient and functionally appropriate to meet current and foreseen needs of the citizens.	complete	Amend: "Address current capital improvement needs for all emergency service facilities..."
Develop a long-term master plan for the County's emergency services facilities to accommodate the foreseen emergency requirements for all areas of the County for a twenty-year period. This would include the provision of appropriate and interoperable communication systems and technology for E-911 and other emergency services.		
Support Southside Community Hospital to help to develop the best possible emergency medical (and long term) services for the citizens of Cumberland County and the surrounding region. Support the development of other basic healthcare services within Cumberland County including medical, optical, dental, elderly care, pediatrics, and pharmacies.	Ongoing – dental established	

Establish and maintain mutual aid agreements with neighboring jurisdictions and procedures for effective response and coordination of services in times of emergency.	Complete	
Develop appropriate hazard mitigation measures to afford protection against the impacts of the full range of natural hazards (including floods, winds, and drought) and man-made hazards (such as hazardous materials and biosolids).	Hazard mitigation plan is complete	
Develop appropriate "Homeland Security" measures to afford protection against intentional acts of terror or civil disruption.		
<i>New policies?</i>		Maintain up-to-date Emergency Operations Plan
<b>Objective 4: Develop and maintain appropriate parks, recreation and open space facilities to efficiently and effectively serve the needs of the citizens of Cumberland County.</b>		
Develop and maintain parks, recreation and open space facilities distributed geographically throughout the County so that all citizens may have reasonably comparable and fair access to those facilities (some in the north, some in the central and some in the south).	Ongoing – ball parks, community center	
Develop and maintain parks, recreation and open space facilities that capitalize on and enhance the County's unique natural and manmade environmental features including rivers (the James, Willis and Appomattox), lakes, historic sites and buildings.	Ongoing – ball parks, community center	
Maintain scenic and natural buffer areas along and adjacent to the James, Willis and Appomattox rivers.	Partially achieved through floodplain zoning	
Develop and maintain parks, recreation and open space facilities that provide balanced opportunities for citizens of all age groups and	Ongoing – ball parks, community center	



social and economic backgrounds.		
Work with state agencies to develop and promote Bear Creek Lake State Park.	Ongoing – could be strengthened	Include High Bridge Trail State Park
Explore feasibility of establishing public/private partnerships, special authorities, boards or committees to help develop, maintain and operate parks, recreation and open space facilities within Cumberland County.	Partially Led by Director of Parks & Rec	
Identify and preserve scenic open spaces of significance within the county.	Not started	Delete – addressed in natural resources section and first policy
<b>Encourage</b> best management practices for Cumberland State Forest to preserve the asset and develop its full economic potential.	Ongoing - DOF	
<i>New policies?</i>		Plan for community center. Need for additional youth and senior services, YMCA/fitness facility.
<b>Objective 5: Develop and maintain appropriate public utilities to support current and future growth of all types in Cumberland County.</b>		
Maximize the utilization of existing utility systems (sewer) in the Cumberland Courthouse area by hooking up new users.	Ongoing	
Develop new public water service in the Cumberland Courthouse area.	Complete	Expand water service
Explore the feasibility of extending public water and sewer services to the Farmville Regional Airport area.	Farmville	
Explore the feasibility of extending public water and sewer services to other high growth areas within Cumberland County (near Farmville).	Ongoing	
<b>Encourage</b> the improvement of voice, data, etc. communications services.	Ongoing	High speed internet for entire county
Develop and maintain appropriate and cost effective solid waste management facilities, services	Ongoing	

and programs to serve the needs of citizens, businesses, industries and the environment.		
Identify future water sources, ground and surface, for use by the citizens of Cumberland County.		
<i>New policies?</i>		